

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** April 5, 2001

**TO:** Orange County Zoning Administrator

**FROM:** Planning and Development Services Department/Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA00-0153 for Site Development Permit

**PROPOSAL:** Construction of a 58-unit condominium complex on a 4.5-acre parcel in Planning Area 3 of the Ladera Planned Community. A public hearing is required for this proposal because the applicant is requesting use of adjacent street parking as provided for in the development regulations of the Ladera Planned Community. This project is associated with Planning Application PA00-0152

**LOCATION:** The Ladera Planned Community is located in southeastern Orange County. The project is located south of Crown Valley Parkway, west of Antonio Parkway. The project site is bordered by Avendale Blvd. to the north, Daisy Street to the west, Gillyflower Street to the south and Zinnia Street to the west. Fifth Supervisorial District

**APPLICANT:** D. R. Horton, Inc., project developer  
DMB Ladera, LLC, property owner  
Planning Solutions, agent

**STAFF** William V. Melton, Project Manager

**CONTACT:** Phone: (714) 834-2541 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA00-0153 for Site Development Permit subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The project site is vacant and graded. This area of the Ladera PC is being marketed as the *Village of Avendale*. The applicant proposes the construction of 58 condominium units in 22 buildings. There are 14 buildings with three condominium units each and 8 buildings each with two condominium units each. The condominium units range in size from 1,423 to 1,720 square feet of living area with each condominium unit having 3 bedrooms and 2 ½ bathrooms. Each condominium unit is provided a two-car garage. The condominium units and buildings are identical to those units proposed under PA00-0152 by the same project developer. The model units for this proposal are included with PA00-0152.

The proposal conforms to all site development standards and would normally be approved through an administrative site development permit. However the applicant is requests to use on-street parking. The parking regulations of the Ladera PC permit limited on-street parking (as amended by PA99-0200 for

Area Plan AP99-09) provided the proposal is approved by the Zoning Administrator at a public hearing. The required parking for this proposal, including guest parking, is 157 spaces. Total parking provided for this proposal is 162 spaces. Included in that total are 116 garage spaces, 35 on-site open spaces and 11 street parking spaces on Zinnia Street and Gillyflower Street. Limited street parking in portions of this planning area is permitted through Area Plan AP99-09. This area plan amended the parking regulations to permit the use of on-street parking for overall parking requirement fulfillment, provided approval of a Site Development Permit was through the public hearing process by the Zoning Administrator. Additional discussion of the on-street parking is presented further in this report.

**SURROUNDING LAND USE:**

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	3, Sub Area B	Residential	Vacant, graded
North	3, Sub Area B	Residential	Vacant, graded, future residential
South	3, Sub Area B	Residential	Vacant, graded, future residential
East	3, Sub Area B	Residential	Vacant, graded, future residential
West	3, Sub Area B	Residential	Vacant, graded, future residential

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to nine County Divisions. As of the writing of this staff report, no comments raising issues with the project that could not be addressed through the conditions of approval have been received from other County divisions.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA990062 previously certified on June 29, 1999 (Exhibit 2). Prior to project approval, the Zoning Administrator must find this EIR and Addendum adequate to satisfy the requirements of CEQA. Appendix A contains the required CEQA Finding.

**DISCUSSION/ANALYSIS:**

The purpose of a Site Development Permit for this proposal is to verify that the proposal conforms to the site development standards of the applicable Ladera Planned Community regulations. Architectural was

also reviewed and found to conform to the design guidelines of this planning area. The project design is towards a traditional concept where the garages are entered from an alley or interior street and the exterior streets provide for the entrance to the residence. Staff review of this proposal determined that the proposal does conform to the overall theme of the traditional home and to certain standards as shown in the chart below.

Standard	Required	Proposed
Building site area	5,000 sq. ft.	194,100 sq. ft.
Area per unit	1,000 sq. ft.	3,346 sq. ft.
Building height	35 feet	35 feet
Building site coverage	60%	36%
Setback	10 feet	10 feet
Usable open space	10 %	42%
Total parking	157 spaces	162 spaces
On-site	--	151
Off-site, on-street	--	11

#### On-street Parking Credit (AP99-09)

The purpose of the public hearing requirement for this Site Development Permit is based on the amendment to the off-street parking regulations for Planning Sub-Area 3B. Planning Application PA99-0200, which was an area plan amendment (AP99-09), approved by the Planning Commission January 11, 2000. The amendment, among other things, permits limited street parking on certain adjacent public streets to satisfy the a project's parking requirements. Additionally, certain design guidelines must be evidenced through project design. This project demonstrates compliance with the Area Plan required design requirements.

For this proposal, two streets may be utilized for on-street parking; Gillyflower Street and Zinnia Street. Avendale Blvd. and Daisy Street also border the site, but these streets cannot be used for parking credit. The following chart shows the available parking on the two streets and the number of parking spaces that can be used in the parking calculations for this proposal.

Street	Parking spaces	Allowed credit	Allowed parking spaces
Gillyflower Street	13	40%	5
Zinnia Street	17	40%	6
Total	35	--	11

Street parking is also controlled by the amount of traffic on a given street (expressed as ADT or Average Daily Traffic). The area plan contains a condition that a site specific traffic study for on-street parking be submitted prior to the approval of any Site Development Permit which proposes to utilize on-street parking. In conformance with that condition, the applicant maintains a traffic study that is reviewed by the County on a regular basis. The traffic study for this proposal indicates that Gillyflower Street and Zinnia Street have between 1,000 and 3,000 ADT. The parking regulations as amended by Area Plan AP99-09 allows up to 40% of the available street parking may be credited to the sites required parking requirement. The chart above demonstrates the allocated allowable credit provided on each street in accordance with the Area Plan approval.

Based on the review of the proposal, staff finds that the proposed 58-unit condominium proposal with associated on-street parking credit conforms to all applicable regulations. Staff supports the proposal and make a recommendation as follows.

#### **RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0153 for Site Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

**APPENDICES:**

- A. Recommended Findings
- B. Recommended Conditions of Approval

**EXHIBITS:**

- 1. Applicant's Letter of Explanation
- 2. Environmental Documentation

Site Plans

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.